151.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,400 / 912,400
					USE VALUE:	912,400 / 912,400
					ASSESSED:	912,400 / 912,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALVATO DONALD S & DEBRA A
Owner 2:	CURTSMITH PHILLIP & MARY
Owner 3:	
Street 1:	65 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAO XINMING & -
Owner 2:	ZHANG YUANYE -
Street 1:	65 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Aluminum Exterior and 2496 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	462,500	1,600	448,300	912,400
Total Card	0.107	462,500	1,600	448,300	912,400
Total Parcel	0.107	462,500	1,600	448,300	912,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.54 /Parcel: 365.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100303

GIS Ref

GIS Ref

Insp Date 04/14/18

!11869!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	462,500	1600	4,680.	448,300	912,400		Year end	12/23/2021
2021	101	FV	447,600	1600	4,680.	448,300	897,500		Year End Roll	12/10/2020
2020	101	FV	447,700	1600	4,680.	448,300	897,600	897,600	Year End Roll	12/18/2019
2019	101	FV	338,500	1600	4,680.	420,300	760,400	760,400	Year End Roll	1/3/2019
2018	101	FV	338,500	1600	4,680.	347,400	687,500	687,500	Year End Roll	12/20/2017
2017	101	FV	338,500	1600	4,680.	319,400	659,500	659,500	Year End Roll	1/3/2017
2016	101	FV	338,500	1600	4,680.	291,400	631,500	631,500	Year End	1/4/2016
2015	101	FV	324,400	1600	4,680.	285,800	611,800	611,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:16:35

LAST REV

Date	Time
04/14/20	15:12:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11869

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAO XINMING &,	74247-426	1	3/6/2020		1,005,000	No	No		
DIGBY JOHN J JR	60611-538		11/30/2012		655,000	No	No		
	11902-715		10/13/1970		26,000	No	No		N

USER DEFINED

Prior Id # 1:	100303
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2013	655	Manual	800	C				
4/1/2013	436	Manual	7,000	C				
3/21/2013	400	Manual	2,896	C				
4/29/1992	157		19,500					ADD 31X39 2ND FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
6/18/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/23/2009	Inspected	189	PATRIOT
2/25/2009	Entry Denied	372	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA:	0.10744	Total SF/SM:	4680	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	448,322	Spl Credit		Total:	448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07067311
Const Adj.:	0.98010004
Adj $ / SQ:	136.418
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484759
Depreciation:	22299
Depreciated Total:	462460

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

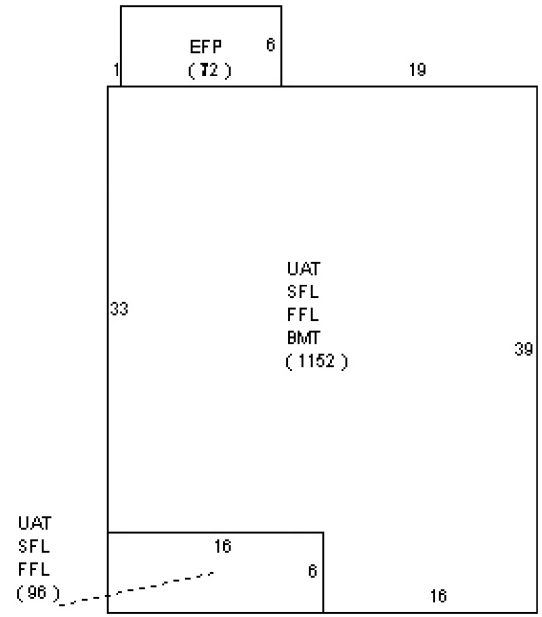
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.42
Special Features:	0	Val/Su Net:	114.71
Final Total:	462500	Val/Su SzAd	185.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	136.420	170,249
SFL	Second Floor	1,248	136.420	170,249
BMT	Basement	1,152	40.930	47,146
UAT	Upper Attic	312	54.570	17,025
EFP	Enclos Porch	72	63.740	4,590

Net Sketched Area:	4,032	Total:	409,259
Size Ad	2496	Gross Area	4968	FinArea	2496
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1980	8.00	T	31.2	101			600			600
19	Patio	D	Y	1	10 x 14	V	GD	2010	7.39	T	5.4	101			1,000			1,000

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600